

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,
Newington Village Hall on 14 December 2021

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer and Cllr James Morgan;
and Mrs Wendy Licence (Clerk)

Also present was Mr Jackson the Pavilion Caretaker.

Cllr Palmer welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

Cllr Palmer reported that no applications have been received yet and the Council will pro-actively encourage applications in the New Year.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Steve Godmon (unwell); apologies accepted.
Apologies had also been received from County Councillor Mike Baldock (at another meeting) and Ward Member Alan Horton (COVID-19 concerns); apologies noted.

3. DECLARATIONS OF INTEREST

Cllr Layer declared a pecuniary interest in item 9.ii as a near neighbour.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30 NOVEMBER 2021

Cllr Harvey **PROPOSED** to accept the minutes as a true record of the meeting; **SECONDED** by Cllr Morgan: **AGREED UNANIMOUSLY**. Cllr Palmer duly signed the minutes as a true record.

5. MATTERS ARISING FROM THE MINUTES

Cllr Palmer reported a new tree guard has been installed around the Peace Tree. The Community Warden has put up anti dog fouling signs at the Recreation Ground and is still investigating the owner of the dog which damaged the Crusader Swing. The owner of the tree overhanging light in Bull Lane has been written to and there has been no response.

6. PUBLIC QUESTION TIME

No matters were raised.

7. VISITORS

SBCllr Horton emailed that there was nothing of note to report.

SBCllr Palmer reported that he had been helping a resident in her house, KCC and Southern Water are liaising. Fly tipping has been reported, there have been incidents of black bags being left by bins and this is considered fly tipping.

8. ANTI-SOCIAL BEHAVIOUR

i. PCSO report

Cllr Jackson reported that PCSO Cork has been reassigned to another area and PCSO Lorraine Holmes will cover Newington.

ii. Community Warden report

Community Warden Georgina Springall was unable to attend and sent the following report:

- 1) Regular welfare visits to elderly/vulnerable residents.
- 2) Information/advice given to resident regarding setting up a Neighbourhood Watch scheme in her area.
- 3) Arranged for reputable plumber to repair elderly residents central heating that had not been working for eight years. It is now all up and running.
- 4) Reported abandoned trolley to Morrison's for collection.
- 5) Reported damaged vehicle that had been involved in road traffic accident and left at side of road in Wickham Close to PCSO John Cork who contacted owner.
- 6) Assisted one of the car wash employees in who to contact and relevant forms etc. required for school entries for their two children.
- 7) Assisted elderly resident (86 years old) with booking a second COVID vaccination as his GP had failed to contact him.
- 8) Joint visits with Optivo housing officer to two separate vulnerable residents.
- 9) Assisted with Bingo Club Christmas party.
- 10) Supporting resident subjected to antisocial behaviour from neighbour.
- 11) Met up with Swale Borough Council Environmental Warden and put up large 'no dog fouling' signs at entrances to Recreation Ground as requested.
- 12) Transit van stolen from Bramley Close – Police aware.
- 13) Twelve-year-old boy offered cigarettes whilst walking down Church Lane on his way back from school – Reported to police who will patrol area when possible. I will also patrol area.
- 14) Supporting resident upset with ongoing neighbour dispute regarding dustbins.
- 15) Broken down vehicle (SORNED) left in car park Pear Tree Walk – will report to Swale Borough Council if still there after two weeks.
- 16) Another untaxed vehicle with no MOT left in same car park – will also report this to Swale Borough Council in two weeks if still there.

9. PLANNING

i. To receive an update

Cllr Harvey reported that Fir Trees has been reported to Swale Planning Enforcement; planning permission had been granted for two units but three units are currently on site.

Ref: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Cllr Harvey said it had been agreed to seek expert advice on air quality and a report has been received. The response is being finalised and the report will be appended to this before submission.

Cllr Harvey **PROPOSED** to pay the University of Kent £800 for the report: **AGREED UNANIMOUSLY.**

Ref: 21/505907/FULL: 16 Church Lane, Newington ME9 7JT

Proposal: Erection of a single storey rear extension and internal alterations.

Cllr Harvey informed Members that a decision is yet to be made.

Ref: 21/506084/MOD106 Lodge Farm, Old House Lane, Hartlip ME9 7SN

Proposal: Modification of Planning Obligation under reference SW/98/0796 in order to permit the disposal of the dwellings recently granted permission under 19/500958/PNQCLA and 20/500422/PNQCLA separate to the dwelling and land to which the S106 Agreement was intended.

Cllr Harvey reported that a decision is yet to be made.

Ref: 21/504836/FULL Keycol Farm, Keycol Hill, Bobbing ME9 8NA

Proposal: Change of use of land to provide two additional pitches on an existing Gypsy site. The proposed development to include two static caravans, two touring caravans, four parking spaces, associated hardstanding and infrastructure. (Works started)

Cllr Harvey informed Members that a decision is yet to be made.

Ref: 21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for minor external alterations involving changing of garage door to window, matching the existing material.

Cllr Harvey informed Councillors that a decision is yet to be made.

Swale Borough Council

Further consultation on draft Local Plan (Regulation 18)

Cllr Harvey said the response has been submitted.

Ref: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Cllr Harvey informed Members that a decision is yet to be made.

Ref: 21/504028/FULL Land At School Lane, Newington ME9 7JU

Proposal: Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works.

Cllr Harvey said a decision is yet to be made.

Ref: 20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Proposal: Erection of 20No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

Cllr Harvey informed Members that the application is expected to go to Swale Planning Committee in January.

Ref: 20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.

Cllr Harvey informed Councillors that a decision is yet to be made.

Ref: 21/501740/FULL Land At Hill Farm, Rook Lane, Keycol Hill, Bobbing

Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping

Cllr Harvey reported the application was approved by Swale Planning Committee on 9 December.

Ref: 18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)

Cllr Harvey said a KALC Area Committee meeting with George Myneham and James Freeman has been postponed due to illness. The enforcement order is still valid.

Ref: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

Cllr Harvey said the Enforcement notice for demolition of the extension has been served.

Ref: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

No further update.

Foxchurch, near Bobbing

No further update.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, Maidstone, Kent

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Cllr Harvey said English Heritage has raised concerns.

ii. Ref: 21/506364/FULL

Address: 116 Church Lane Newington Sittingbourne Kent ME9 7JU

Proposal: Erection of single storey rear extension and loft conversion with rear dormer to the existing single storey.

Cllr Layer left the room for this item and did not take part in the discussion or vote.

Councillors considered the application and had no comment to make due to the applicant's assurance that it will have no negative impact on the historic setting. Neighbours' comment must be taken into account.

Cllr Palmer thanked Cllr Harvey for his report.

Cllr Layer returned to the meeting.

10. RECREATION GROUND

i. To receive an update

Cllr Jackson reported the flooring is currently being laid in the Pavilion. The new benches have been installed at the Recreation ground.

ii. To consider the request for a reduction of fees from Bredhurst Junior Football Club

Cllr Palmer said the annual fees are £1450 and £725 was paid last year. The Club has said it will pay the balance now and has requested the fees for this season be reduced to half fees. The Parish Council has submitted an application to the KCC COVID-19 Local Recovery Fund to help subsidise groups using the Pavilion and Recreation Ground.

Cllr Harvey said it needs to be ascertained whether the Club has received any grant funding as compensation and if it has then the full fees would be payable.

Cllr Palmer **PROPOSED** that if the KCC grant application is successful, the fees be reduced to 50% for this season: **AGREED UNANIMOUSLY.**

Cllr Harvey said the fees were set for two years and will be reviewed.

11. PAVILION

Already covered.

12. ALLOTMENTS

Cllr Layer said there was nothing to report.

13. VILLAGE VOICE AND MEDIA

Cllr Mould said the Village Voice is not usually published in January but as it would be online it would be good to do it. The edition will include the Councillor vacancies; planning; the Jubilee picnic; Cemetery Working Party; Plant a tree for the Jubilee; website; venue hire; Village Voice dates; library home delivery service; Restoration Fund winners; Precept; volunteers for the Village Voice delivery and Happy New Year.

Cllr Palmer thanked Cllr Mould for his work on the Village Voice.

14. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Treecraft	Cut, chip and remove larger tree branches for the boundary to the allotments	£120.00
DCK Accounting	Payroll fees- Dec	£30.00
Pembroke Property Management Ltd	Return of deposit	£50.00
Mr R Jackson	Honorarium	£300.00
HMRC	PAYE & NI	£129.21
Mrs W Licence	Salary	£763.29
Mrs W Licence	Expenses	£32.20
Mr MJ Marshall	Cemetery and Churchyard maintenance -Dec	£550.00
Mr R Burrows	Track gate keeper- Dec	£100.00

It was **AGREED UNANIMOUSLY** to authorise the payments.

ii. Budget 2022-23

Councillors considered the budget drafted by the Finance Working Group. £20,000 has been ring-fenced for projects; £5,000 for professional advice on planning matters, £5,000 for the churchyard wall and £10,000 for streetlight column replacement.

Cllr Mould **PROPOSED** to set a budget of £66,793; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iii. Precept 2022-23

Cllr Palmer reported that Swale Borough Council has agreed to retain the lighting grant for parishes.

Cllr Mould **PROPOSED** to set a Precept of £58,472; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iv. Any other finance matter received by 14 December 2021Bank accounts:

NatWest:- 03.12.21 £16,943.13

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 03.12.21 £63,646.01

Payments

17.11.21	Drax Energy (was Haven Power)	Pavilion electricity	£211.66
03.12.21	NEST	Pension	£147.44

Receipts

01.11.21	Mr J Morgan	Parish Room hire	£10.00
05.11.21	Swale Borough Council	Defibrillator grant	£750.00
11.11.21	HMRC	VAT reclaim	£1,734.70
11.11.21	Mr R Jackson	Parish Room hire	£30.00
22.11.21	Brogdale CIC	Parish Room hire	£15.00
23.11.21	Brogdale CIC	Parish Room hire	£15.00
30.11.21	HMRC	VAT reclaim	£23,182.74
01.12.21	Swans Fitness Group	Community Sports Room hire	£30.00
02.12.21	Brogdale CIC	Parish Room hire	£25.00
03.12.21	Pembroke Property Management Ltd	Parish Room Hire and deposit	£70.00

15. CHURCHYARD AND CEMETERY

Cllr Layer reported the railings have fallen over.

It was agreed to obtain quotations to raise and refix the fence and also to remove the railings and replace with wooden fence, with offset for scrap on the metal railings.

ACTOIN: Clerk to obtain quotations.

16. HIGHWAYS

Cllr Palmer said the Parish Highways Improvement Plan needs to be reviewed in the New Year.

17. NEWINGTON AIR QUALITY MANAGEMENT AREA

Item covered earlier in meeting.

18. STREET LIGHTING

Cllr Palmer reported that the light in the car park is now working and the light in the alley has been repaired.

Cllr Jackson said the lights have been out on the Christmas trees.

19. REPORTS FROM MEMBERS

Cllr Palmer reported that he had attended the Village Hall meeting, the hall has been made as COVID-safe as possible. The Committee is concerned that resident parking in the car park is deterring some bookings.

20. CORRESPONDENCE

1. 01.12.21- Swale Community Safety Unit: My Community Voice
2. 07.12.21- Highways England: M2/J2 newsletter

Cllr Harvey said residents need to be encouraged to use “My Community Voice” and the Neighbourhood Watch Volunteers need to be encouraged. Many elderly residents do not have access to the internet.

21. ANY OTHER BUSINESS

Cllr Jackson reported the bus shelters need painting and the one near Playstool Road needs cleaning.

Date of next meeting: Tuesday 25 January 2022 at 7pm

There being no further business, the meeting closed at 8.25pm

Signed as a true record of the meeting:

Chairman

Date: 25 January 2022